

AGENDA

September 6, 2012

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 6, 2012**, commencing at **2:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

2:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	15th	31804 Special Use Dismiss	Stanley Terry, Lessee Request to occupy the premises as a rooming house for 4 occupants	2428 W. Brown St.
2	1st	31627 Special Use Dismiss	Repairers of the Breach, Lessee Request to occupy a portion of the premises as a religious assembly hall	5268 N. 35th St.
3	6th	31035 Special Use Dismiss	Mohammed Mazharuddin & Diljeet S. Khahra, Lessee Request to continue occupying the premises as a motor vehicle filling station	3105 N. Holton St.
4	12th	31937 Extension of Time Approve	Miguel A. Negron, Other Request for an extension of time to comply with the conditions of case #31096	1573 W. Becher St.

Board of Zoning Appeals, Hearing on Thursday, September 6, 2012

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2:00 p.m. - Consent Agenda

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

5	14th	31932 Special Use	Bayan & G LLC, Lessee Request to continue occupying a portion of the premises as a general retail establishment	2420 S. 6th St.
6	14th	31974 Special Use	Shauna Lenway, Lessee Request to continue occupying the premises as a motor vehicle repair facility	2631 S. Greeley St.
7	15th	31965 Special Use	Wisconsin Community Services Inc., Lessee Request to continue occupying a portion of the premises as a health clinic	3734 W. Wisconsin Av.
8	15th	31976 Special Use	Varinder Singh, Lessee Request to continue occupying the premises as a motor vehicle filling station	905 W. Center St.
9	15th	31982 Special Use	Bennie Galloway, Lessee Request to occupy the premises as a day care center for 15 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	1801 W. Galena St.
10	15th	31995 Special Use/ Dimensional Variance	Progressive Community Health Centers, Property Owner Request to raze the existing building and construct a health clinic that exceeds the maximum allowed side street setback (allowed 5 ft. / proposed 66)	3512 W. Lisbon Av.

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2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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11	1st	31971 Special Use	Jennifer Fischer, Lessee	4145 N. Green Bay Av.
			Request to continue occupying the premises as a day care center for 49 children per shift infant to 5 years of age, operating Monday - Saturday 6:00 a.m. - midnight (this is a new operator)	
12	2nd	31953 Special Use	Carl Nembhard, Lessee	6122 N. 76th St.
			Request to continue occupying the premises as a motor vehicle repair facility	
13	3rd	31927 Special Use	Jacob Henes, Property Owner	801 E. Keefe Av.
			Request to continue occupying the premises as a motor vehicle repair facility	
14	3rd	31961 Use Variance	Zeta Zeta Chapter of Tau Kappa Epsilon Fraternity, Property Owner	3321 N. Oakland Av.
			Request to continue occupying the premises as a fraternity	
15	3rd	31963 Special Use	David Manyo, Lessee	909 E. Locust St.
			Request to continue occupying the premises as a motor vehicle repair facility (this is a new operator)	

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<u>2:00 p.m. - Consent Agenda (Continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
16	4th	31973 Special Use	Thanks A-Lot LLC, Property Owner Request to continue occupying the premises as a parking lot	843 N. Plankinton Av.
17	5th	31949 Special Use	Ruby Isle Inc., Lessee Request to continue occupying the premises as a motor vehicle repair and sales facility	11137 W. Silver Spring Dr.
18	5th	31957 Special Use	Kingdom of Heaven Christian Ministries, Inc., Lessee Request to continue occupying a portion of the lower level as a religious assembly hall	9235 W. Capitol Dr.
19	5th	31964 Special Use	Kabir Hussain, Property Owner Request to continue occupying the premises as a motor vehicle filling station	9109 W. Burleigh St.
20	6th	31972 Special Use	Pristine Child Care LLC, Property Owner Request to continue occupying the premises as a day care center for 80 children infant to 13 years of age, operating Monday - Friday 6:30 a.m. - 12:30 a.m	1850 N. Martin L King Jr Dr.
21	6th	31977 Special Use	Paula Lampley, Property Owner Request to occupy the premises as a day care center for 47 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - 12:30 a.m. and Saturday 5:30 a.m. - 12:30 a.m	2801 N. Martin L King Jr Dr.

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2:00 p.m. - Consent Agenda (Continued)

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22	7th	31936 Special Use	Younas Mohammad, Property Owner Request to continue occupying the premises as a motor vehicle filling station	2707 W. Burleigh St.
23	8th	31939 Special Use	Warming Hearts Inc., Lessee Request to occupy a portion of the premises as a second-hand sales facility	3229 W. Lincoln Av.
24	8th	31941 Special Use	Samuel Perez, Lessee Request to continue occupying the premises as a general retail establishment	3100 W. Mitchell St.
25	8th	32002 Dimensional Variance	Stanislaw Mikulski, Property Owner Request to construct an addition to the existing garage that does not meet the minimum required rear setback (required 15 ft. / proposed 2 in.), the minimum required side setback (required 4 ft. 5 in. / proposed 1 ft. 9 in.) and exceeds the maximum allowed roof eaves (allowed 24 in. / proposed 32 in.)	2146 S. Layton Bl.
26	9th	31967 Special Use	Russ Darrow Colonial, Inc., Property Owner Request to continue occupying the premises as a motor vehicle sales facility	9201 W. Brown Deer Rd.
27	9th	31968 Special Use	Russ Darrow Colonial, Inc., Property Owner Request to continue occupying the premises as a motor vehicle sales facility	9301 W. Brown Deer Rd.

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28	9th	31969 Special Use	Russ Darrow Colonial, Inc., Property Owner Request to continue occupying the premises as a motor vehicle sales facility	9101 W. Brown Deer Rd.
29	10th	31948 Special Use	Carmel Scaife, Lessee Request to continue occupying the premises as a day care center for 55 children per shift infant to 12 years of age, operating Monday - Saturday 5:30 a.m. - midnight (this is a new operator)	5934 W. Appleton Av.
30	10th	31985 Special Use	Janice Schmitt, Property Owner Request to increase the hours of operation from Monday - Friday 6:30 a.m. - 11:30 p.m. to Monday - Saturday 6:00 a.m. - 11:30 p.m. and continue occupying the premises as a day care center for 91 children per shift infant to 13 years of age	5920 W. Center St.
31	12th	31938 Special Use	Miguel & Norma Herrera, Property Owner Request to continue occupying the premises as a motor vehicle sales and repair facility	1214 S. 6th St.
32	12th	31942 Special Use	Guillermo Guerrero, Lessee Request to occupy a portion of the premises as a second-hand sales facility	1401 S. 7th St.
33	12th	31945 Special Use	Juan Ruiz, Property Owner Request to continue occupying the premises as a community living arrangement and community center	1028 S. 9th St.

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34	12th	31958 Special Use/ Dimensional Variance	Miguel Garza, Property Owner	925 S. Cesar E Chavez Dr.
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Request to reconstruct a parking lot that is located between the street facade of the building and the street lot line that does not meet the minimum required landscaping

35	13th	31921 Special Use	Community Financial Service Center, Lessee	3272 S. 27th St.
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Request to continue occupying the premises as a currency exchange facility

2:00 p.m. Administrative Review

Items scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on this item.

36	7th	31372 Special Use	C & D Recycling of Wisconsin, LLC, Lessee	3282 N. 35th St.
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Request to occupy a portion of the premises as a material reclamation facility with outdoor storage

2:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

37	14th	31992 Special Use	Gilberto Fuentes, Lessee	3142 S. 13th St.
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Request to occupy the premises as a religious assembly hall

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<u>2:30 p.m. Public Hearings (Continued)</u>				
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38	15th	31766 Special Use	LaQuisha Hanna, Lessee Request to occupy the premises as a day care center for 45 children per shift infant to 12 years of age, operating 7:00 a.m. - 11:00 p.m. Monday - Sunday	2806 W. Lisbon Av.
39	1st	31955 Special Use	Rodney Cunningham, Property Owner Request to occupy the premises as a day care center 100 children per shift infant to 12 years of age, operating Monday - Friday 7:00 a.m. - 10:00 p.m	7245 N. Teutonia Av.
40	2nd	32000 Special Use	Learning Through Technology Childcare Academy, LLC, Lessee Request to increase the number of children from 102 to 200 per shift infant to 12 years of age, and occupy the premises as a day care center operating Monday - Friday 5:00 a.m. - midnight (will operate in conjunction with adjacent Board approved facility at 7633 W. Fond du Lac Av.)	7625 W. Fond Du Lac Av.
41	2nd	32015 Dimensional Variance	Randolph & Latoya Sims, Property Owner Request to allow a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.). (This is a rehearing of case #31311)	4251 N. 72nd St.
42	4th	32011 Dimensional Variance	Bradley Center Sports & Entertainment Corp., Property Owner Request to enlarge the existing freestanding automatic changeable message sign that exceeds the maximum allowed sign area (allowed 50 sq.ft. / proposed 325 sq.ft.)	1001 N. 4th St. 1

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<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
43	6th	31633 Special Use	Kimberly Spencer, Lessee Request to occupy the premises as a religious assembly hall and a social service facility	507 W. North Av.
44	6th	31774 Special Use	James Hopson, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 24 hours and continue occupying the premises as a day care center for 21 children per shift 3 to 12 years of age, operating Monday - Friday	323 E. Garfield Av.
45	6th	31911 Special Use	Andrew Neuman, Property Owner Request to continue occupying the premises as a school for 350 children K4 - 8th grade, operating Monday - Friday 7:00 a.m. - 7:00 p.m	3601 N. Port Washington Av.
46	6th	31960 Use Variance	Sunshine Johnson, Lessee Request to occupy the premises as a 24 hour day care center for 51 children per shift infant to 12 years of age, operating Monday - Sunday	2800 N. 4th St.
<u>3:30 p.m. Public Hearings</u>				
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47	6th	31989 Special Use	Danielle Jones, Lessee Request to increase the number of children from 45 to 60 per shift and to increase the hours of operation from Monday - Friday 6:00 a.m. - midnight to Monday - Sunday 6:00 a.m. - midnight, and continue occupying the premises as a day care center for children infant to 12 years of age	3414 N. Port Washington Av.

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3:30 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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48	6th	32016 Special Use	Kulwant Dhillon, Property Owner Request to raze the existing structure and construct a motor vehicle filling station (applicant will be combining two adjacent lots, 519 E. Keefe & a portion of 531 E. Keefe)	3474 N. Holton St.
49	7th	31727 Special Use	Inspired Word Ministries Inc., Property Owner Request to continue occupying the premises as a religious assembly hall and a day care center for 40 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 3:00 p.m	3410 W. Burleigh St.
50	7th	31880 Special Use	Wesley Bryant, Lessee Request to occupy the premises as a motor vehicle repair facility	4344 W. Capitol Dr.
51	8th	31863 Dimensional Variance	Ernesto Villarreal, Property Owner Request to allow an interior parking lot that does not meet the minimum required landscaping, and allow window signs that obscure more than 50% of the glazing area	3524 W. Burnham St.
52	8th	31950 Use Variance	Jose Luis Sanchez, Lessee Request to occupy the premises as a currency exchange facility	2539 W. Greenfield Av.
53	8th	31954 Special Use	Rosa Figueroa, Property Owner Request to occupy the premises as a general retail establishment	2339 W. Pierce St.

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3:30 p.m. Public Hearings (Continued)

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54	8th	31743 Special Use/ Dimensional Variance	Brian Bohmann, Property Owner	2932 W. Forest Home Av.
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Request to occupy the premises as a contractor's yard
without the minimum required landscaping

55	9th	31920 Special Use	Mike Satanovsky, Property Owner	4811 W. Woolworth Av.
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Request to occupy the premises as a motor vehicle
sales facility, repair facility, and auto body shop

56	9th	31959 Special Use	Olayinka Edu, Lessee	9402 N. 107th St.
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Request to occupy a portion of the premises as a
motor vehicle sales facility

4:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

57	9th	31990 Special Use	Alice Trunnell, Lessee	8225 N. 107th St. 2
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Request to occupy a portion of the premises as a
community living arrangement for 15 occupants

58	9th	31993 Special Use	Plankview Green Development, LLC, Property Owner	7500 N. 76th St.
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Request to occupy the premises as a motor vehicle
sales facility

59	11th	31817 Special Use	Mr. Teddy Kniprath Sr., Property Owner	5130 W. Forest Home Av.
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Request to continue occupying the premises as a
motor vehicle repair and sales facility

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<u>4:30 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
60	12th	31929 Special Use	Javier Colon, Lessee Request to occupy a portion of the premises as a religious assembly hall	1800 W. Mitchell St.
61	12th	31966 Special Use	Firdous Chandani, Lessee Request to add a pawn shop to the Board approved second-hand sales facility	1306 W. Forest Home Av.
62	12th	31984 Special Use	James Brown, Lessee Request to occupy a portion of the premises as an indoor recreation facility	1236 W. Pierce St.
63	12th	31986 Dimensional Variance	Javier Rodriguez, Property Owner Request to allow a detached garage that exceeds the maximum allowed sidewall height (allowed 10 ft. / proposed 12 ft.)	1227 S. 14th St.
64	13th	31720 Special Use	Priya Corporation, Property Owner Request to continue occupying the premises as a motor vehicle filling station	1235 W. Layton Av.
65	13th	31997 Dimensional Variance	E & A Ventures, LLC, Property Owner Request to erect a freestanding on-premise sign that exceeds the maximum height (allowed 15 ft./proposed 44 ft.) and the maximum display area (allowed 40 sq.ft. / 672 sq.ft. proposed)	4400 S. 13th St.

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4:30 p.m. Public Hearings (Continued)

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66	13th	31745 Dimensional Variance/ Special Use	Zee Reality Group, LLC, Lessee Request to occupy the premises as a fast-food / carry-out restaurant with a drive-through facility	4950 S. 27th St.
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5:30 p.m. Public Hearings (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date

67	1st	31555 Special Use	AJA Enterprise, LLC, Property Owner Request to continue occupying the premises as a group home for 8 occupants	6401 N. 42nd St.
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